



City of Rochester

PROPOSAL OUTLINE

PROPERTY ADDRESS _____

PURCHASER _____

DATE _____

PURCHASE PRICE \$ _____

A. **PROPOSED USE** - Indicate number of units and whether they will be leased or owner-occupied.
Indicate the specific uses of stores, offices, and industrial space, i.e. beauty salon, restaurant, etc.

1. Apartments _____
2. Store _____
3. Offices _____
4. Industrial _____
5. Parking Lot _____
6. Other _____

B. Time required to complete rehabilitation will be _____ months from conditional closing.

C. **FINANCING - SOURCE OF FUNDS**

1. Personal Funds (**you must provide verification, i.e. bank statements, etc.**) \$ _____
2. Bank Financing (**Letter of Interest from bank must be included if bank financing is required.**) _____

***TOTAL** \$ _____

***Total amount of financing must be greater than or equal to the proposed amount of cost estimate expenditure.**

D. Facade Plan **(applicable to commercial or mixed-use structures only.)** - Describe in detail below the proposed street facade of the building, including:

1. Exterior siding materials;
2. Type, size and number of windows and doors;
3. Proposed color of exterior;
4. Exterior lighting plan;
5. Security measures, if any; and
6. Size, location and number of exterior signs.

Please note that the facade plan must be completed as approved prior to the transfer of title.

[illegible]

E. Experience - Describe in detail below previous experience in completing similar projects. Include references and photographs if possible.

<u>ADDRESS</u>	<u>SCOPE OF PROJECT</u>	<u>COST OF PROJECT</u>	<u>REFERENCE & TELEPHONE #</u>
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[illegible]

F. **Rehabilitation Plan**

Please develop an itemized estimate of anticipated rehabilitation or construction costs based on the **Cost Estimate Outline** below:

EXTERIOR **ESTIMATED COSTS**

- | | |
|--------------------------------------|----------|
| 1. Chimneys - point or rebuild | \$ _____ |
| 2. Roof - repair or replace | _____ |
| 3. Cornice and trim repairs | _____ |
| 4. Siding - repair or replace | _____ |
| 5. Gutters & downspouts | _____ |
| 6. Exterior door - repair or replace | _____ |
| 7. Steps & porch repairs | _____ |
| 8. Foundation wall pointing & repair | _____ |
| 9. Exterior protective covering | _____ |
| 10. Storms & screens | _____ |
| 11. Accessory Building repairs | _____ |
| 12. Service walks repairs | _____ |
| 13. Driveway/Parking Lot | _____ |
| 14. Landscaping | _____ |
| 15. Fence | _____ |
| 16. Other: _____ | _____ |

SUBTOTAL EXTERIOR: \$ _____

INTERIOR

- | | |
|---------------------------------|----------|
| 16. Joist or beam repairs | \$ _____ |
| 17. Wall changes | _____ |
| 18. Wall & ceiling treatments | _____ |
| 19. Electric | _____ |
| 20. Heating | _____ |
| 21. Plumbing | _____ |
| 22. Window repairs | _____ |
| 23. Door repairs | _____ |
| 24. Stairways & railings | _____ |
| 25. Insulation - attic/sidewall | _____ |
| 26. Kitchen cabinets & counters | _____ |
| 27. Floor repairs | _____ |
| 28. Cellar enclosures | _____ |
| 29. Other: _____ | _____ |

SUBTOTAL INTERIOR: \$ _____

TOTAL ESTIMATED COSTS: \$ _____

PURCHASE PRICE: \$ _____

TOTAL EXPENDITURE: \$ _____

Cost per sq. ft. \$ _____
Cost per unit \$ _____

Name source of estimates:

Architect: _____ Contractor: _____

G. **Contingencies**

1. Zoning _____ or _____
yes no

Reason for contingency _____

2. Financing _____ or _____
yes no

Time required to obtain bank commitment _____

3. Other _____

H. **ADDITIONAL PROPOSAL REQUIREMENTS**

1. **Parking Lot Proposals:** **SUBMISSION OF A SITE PLAN IS REQUIRED.** Information regarding site plans can be obtained from the office of Planning and Zoning at 428-7051.
2. **New Construction:** **Submission of drawings or sketch of proposed building required.**
This should include a front evaluation so that compatibility (as indicated in "B" below) can be evaluated. **SUBMISSION OF A SITE PLAN IS REQUIRED.**

EVALUATION CRITERIA

In evaluating the merits of the proposals submitted for this property, the following items will be among the factors considered. The order of importance of magnitude is not necessarily reflected in the order given below.

- A. **Proposed Plan:** The overall quality of the proposed physical elements of the development plan and the degree to which the plan will contribute to the continued redevelopment of the immediate neighborhood.
- B. **Compatibility:** The compatibility of the proposed plan with existing zoning, land use, density, and building rehabilitation standards. Will your new construction be compatible with existing structures in the neighborhood. Does the proposal include documentation demonstrating community support for the proposed plan?
- C. **Developer's Timetable:** The developer's timetable for the project, including evidence of his capability to carry out the project in an expeditious manner.
- D. **Financing Plan:** The developer's commitments for permanent financing of the proposed project, as well as the equity he will have for the project.
- E. **Experience:** Does the proposal demonstrate experience of the purchaser in completion of similar development projects?
- F. **Public Program Assistance:** The requirements for a reliance upon public (City, State, Federal) program assistance in undertaking the project.
- G. **Preservation:** The developer's interest in the retention and preservation of (all) structure(s) and or the degree to which the proposed re-use preserves the existing character of the site/structure(s).
- H. **Tax Status of Proposed Projects:** The City has a policy restricting the sale of property to tax exempt organizations unless a property has been unsuccessfully offered for sale twice to taxable organizations. If your proposal is for a tax exempt use please contact the Division of Real Estate before submitting your proposal.

RIGHTS RESERVED BY THE CITY OF ROCHESTER

- Only proposals that comply with all provisions, requirements, terms and conditions of this Request For Proposal (RFP) will be considered for review by the City.
- The City of Rochester reserves the right to request more detailed information from one or more proposers before the final selection is made.
- All materials submitted in response to the City's Request For Proposal (RFP) become the City's property without obligation of the City to return such materials.
- All determinations of completeness of any submission and its compliance with the provisions, requirements, terms and conditions of this RFP and the eligibility or qualifications of any proposer shall be in the sole and absolute discretion of the City of Rochester.
- The City of Rochester may waive any of the provisions, requirements, terms and conditions of this RFP.
- Subsequent to submission of proposals in response to this request, the City in the exercise of its sole and absolute discretion, may enter into parallel negotiations with two or more proposers, may designate two or more proposers for "short list" consideration, may request best and final offers, and/or may conduct other additional competitive proceedings with respect to the potential disposition covered by this request.
- The City reserves the right to issue an addendum should it become necessary to revise any section of this RFP, provide additional information necessary to adequately interpret provisions and requirements of this RFP, or respond to written inquiries concerning the RFP.
- The City, at its sole discretion, reserves the right to accept or reject any and all responses received under this RFP solicitation, to waive minor irregularities, and to conduct discussions with all responsible respondents, in any manner necessary, to serve the best interest on the City of Rochester.
- The City has no obligation to discuss its reasons for selecting, accepting or rejecting any proposals with any proposers or representatives of said proposers.
- The City shall not be liable for any costs or expenses (including but not limited to the foregoing costs and expenses of legal counsel) incurred by any proposer in responding to this Request.
- All costs and expenses incurred by each proposer in connection with this RFP will be borne by the proposer, including without limiting the foregoing, all costs and expenses in connection with: surveys, reports, plans, designs, schematics, studies, research and any other due diligence work; preparation of each proposal; advice and representation of legal counsel responding to this RFP.
- The City reserves the right to withdraw from sale any or all of the properties for which the City has made a public offering at any time prior to City Council approval.
- Proposals shall be accepted from principals only. No brokerage fees, finder's fees, commissions or other compensation will be payable by the City.